

# **APPENDIX H**

## **LAND USE BACKGROUND INFORMATION**

---

# APPENDIX H

## LAND USE BACKGROUND INFORMATION

---

### ENVIRONMENTAL SETTING

#### REGIONAL SETTING

The Southern California Gas (SCG) Playa del Rey Gas Storage Facility (PDRGSF) is located within Southern California within the City and County of Los Angeles. Thirty-four of the lots are located within the Playa del Rey (PDR) community, while two lots are located in the community of Marina del Rey (MDR). PDR is primarily a residential community with some commercial uses while MDR is a beach, harbor, and tourist-oriented community. PDR is located approximately 12 miles southwest of downtown Los Angeles and MDR is located northwest of Playa del Rey.

#### LOCAL SETTING

The main facilities of the PDRGSF are located at 8141 Gulana Avenue in the community of Playa del Rey, California. A complete list of the 12 wells on the PDR and MDR lots is included in Table 1 in the Project Description.

Thirty-four of the lots for sale are scattered throughout the PDR residential community. These 34 lots are not located in the coastal zone and are scattered throughout a long-established neighborhood located on top of a bluff overlooking the Ballona Wetlands and MDR (see Figure H-1). The lots are not located on the bluff's edge and most have no views. Thirty of the PDR lots are zoned for single-family residential development (R1-1); three of the lots are zoned multi-family residential (R3-1); and one of the lots is zoned for commercial development (CR-1).

Two of the lots for sale are located in a residential community on the Marina Peninsula approximately two miles north of the 34 lots in PDR. The two lots are located in a residential community on the Marina Peninsula in MDR. Both of the lots are zoned for multi-family residential (R3-1) development and are located within the coastal zone (see Figure H-2).

The sale of the lots has the reasonably foreseeable future action of infill structural development. SCG currently has four willing buyers, who would presumably develop the lots in accordance with their current zoning. Assuming the lots are developed in accordance with current zoning and surrounding land uses, development of 30 single-family residential homes, five apartment buildings, and one apartment building and/or commercial building would be constructed.

## EXISTING LAND USE PATTERNS

The 36 lots are undeveloped in a highly developed existing community. With two exceptions, none of the lots are currently being used. In the past, SCG has permitted through written agreement the temporary use of two lots for landscaping. As part of the sales and subsequent purchase, the written agreements would be terminated and the landscaped areas would be reclaimed from the adjacent property owners. The remaining lots are private property and there is no evidence that these lots have been used with explicit permission from SCG. Therefore, the public has no reason to believe that the properties are available for public use.

All of the residentially zoned lots are surrounded by residential uses such as single-family detached dwellings. The commercially zoned lot is surrounded by multi-family residential uses and commercial uses.

## REGULATORY SETTING

The main tools used in land use regulation are planning documents, ordinances, and permitting procedures, as employed by local agencies. The general plan assembles the local jurisdiction's basic land use doctrine and regulates future land use decisions. The zoning ordinance governs the type and intensity of land uses and sets standards for development within a city or county. The following outlines the general plans and zoning ordinances that govern the facility property and surrounding lands.

## GENERAL PLAN AND ZONING ORDINANCE

PDR and MDR are communities within the City and County of Los Angeles, represented by a City Council. PDR falls under the jurisdiction of the Westside Planning Area of the County of Los Angeles *General Plan* (see Figure H-1) and the Southwest sub-region of the City of Los Angeles *General Plan* (see Figure H-2). The two communities fall within the Westchester-Playa del Rey Community Plan and the Venice Community Plan under the Land Use element of the City of Los Angeles *General Plan*.

### ***WESTCHESTER-PLAYA DEL REY DISTRICT PLAN***

The Westchester-Playa del Rey District Plan (Westchester Plan) identifies the 34 lots located in PDR as within the Westchester-Playa Del Rey Community Plan Area (CPA) of the City of Los Angeles. The Westchester Plan is designed to accommodate the anticipated growth in population and employment of the District to the year 2000 (Los Angeles, 1974). The CPA is covered by the following Specific Plans: the Coastal Transportation Corridor Specific Plan; the Coastal Bluffs Specific Plan; and the Playa Vista Specific Plan.

All of the 34 lots located within the CPA are within the Los Angeles Coastal Transportation Corridor Specific Plan Area. One lot in PDR, that includes well 29-1, also falls within the Coastal Bluffs Specific Plan Area.

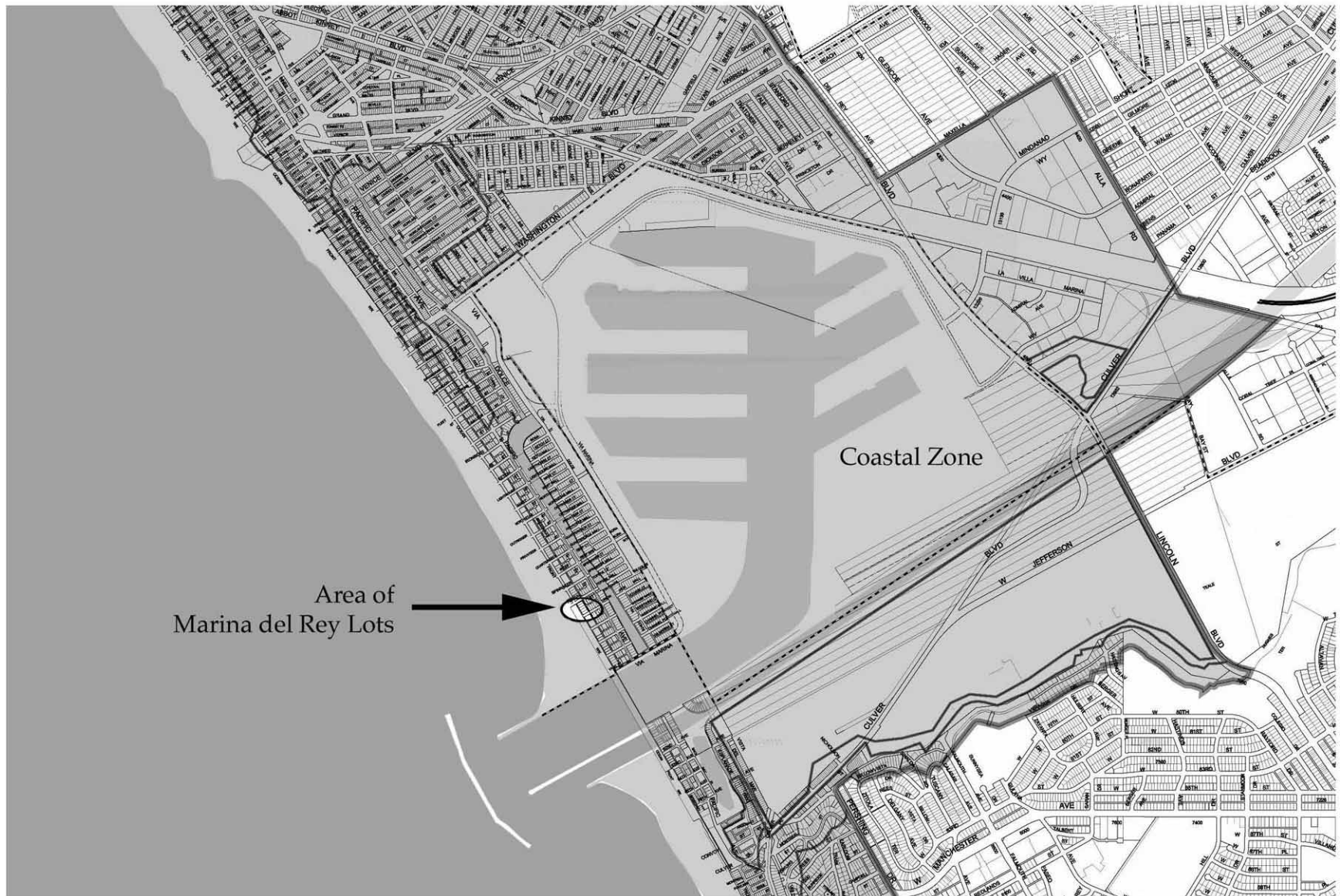


SOURCE: Environmental Science Associates, USGS, Pacific Meridian Resources

SCG Valuation and Sale of Surplus Property at Playa del Rey and Marine del Rey Project / 202639 ■

**Figure H-1**

Coastal Zone- Westchester-Playa Subarea



SOURCE: Environmental Science Associates, USGS, Pacific Meridian Resources

SCG Valuation and Sale of Surplus Property at Playa del Rey and Marine del Rey Project / 202639 ■

**Figure H-2**  
Coastal Zone- Venice Subarea

### ***VENICE DISTRICT PLAN***

The two lots on the Marina Peninsula are located in MDR. This area is part of the Venice Community Plan Area of the City of Los Angeles. The two MDR lots are also within the Coastal Transportation Corridor Specific Plan.

### ***CITY OF LOS ANGELES GENERAL PLAN OPEN SPACE ELEMENT AND CONSERVATION ELEMENT***

The Open Space Element defines areas of open space land and areas of desirable open space land. Desirable open space land indicates that certain appropriate measures should be taken to ensure continued maintenance of open space character. The Open Space Element indicates that the project site is not within a designated open space area or within a desirable open space area.

The Conservation Element indicates that the project site is not within an ecologically important area. The Public Recreation Plan, referenced in the Conservation Plan, provides the following statistics regarding neighborhood parks. The long-range goal for neighborhood recreation sites is 4 acres of parkland and open space per 1,000 people. However, recognizing the current shortage of recreation areas in the highly developed Los Angeles region, short-term and intermediate standards have been set at 2 acres of parkland and open space per 1,000 people. There are currently no neighborhood, community, or regional parks within the project area. The City of Los Angeles General Plan Open Space and Conservation Plan Elements states the following:

- Desirable open space land indicates that certain appropriate measures should be taken to ensure continued maintenance of open space character.

The Open Space Element indicates that the project site is not within a designated or desirable open space area. The Conservation Element indicates that the project site is not within an ecologically important area.

### **ZONING**

Thirty-five of the 36 lots proposed for sale are zoned for residential use. The lots are clustered into 12 groups, as many of the lots are contiguous as shown Figure 3 and Figure 4 in the Project Description. Table H-1 shows zoning, assessor parcel numbers (APN), nearest addresses, and specific plans for each cluster of lots. Of the 33 residentially zoned lots located in Playa del Rey (PDR), 30 lots are zoned R1-1, Low Density Residential in an established area for single-family residential neighborhoods. Three of the lots are zoned R3-1, Medium Density Residential. One lot proposed for sale is zoned CR-1, Limited Commercial. This lot is located in Playa del Rey, south of Manchester Avenue on Saran Drive. The lot is located in a transition area where surrounding properties are zoned for Residential and Commercial uses (Los Angeles County, 1984). The two residentially zoned lots located in Marina del Rey (MDR) are zoned multi-family residential in an established area for multi-family units.

The R1 zone is a single-family residential zone. Permitted uses include single-family dwellings, government-owned parks, playgrounds, community centers, and permitted accessory uses. The R1 zone allows 3 to 7 dwelling units per gross acre.

**TABLE H-1  
ZONING AND SPECIFIC PLAN DESIGNATION**

Well #	Lots	Well Name	Nearest Address	APN	Zoning	Specific Plan
1	3	Merrill 1	7851 West Manchester Avenue	4115024805	R3-1	LACTC <sup>a</sup>
2	5	13-1	7912 West 83rd Street	4115024805	R1-1	LACTC
3	8	23-1	7966 West 79th Street	4115028806	R1-1	LACTC
4	2	Joyce 1	7737 West 82nd Street	4114022800	R1-1	LACTC
5	3	Lormar-1	7726 West 83rd Street	4114023801	R1-1	LACTC
6	1	Anglo American	7565 81st Street	4114019801	R1-1	LACTC
7	2	O and M 1	7714 West 83rd Street	4114023800	R1-1	LACTC
8	4	Samarkand 1	8244 West 83rd Street	4115012800	R1-1	LACTC
9	3	29-2	8219 Falmouth Avenue	4115014800	R1-1	LACTC
10	2	29-1	8103 Falmouth Avenue	4115014801	R1-1	LACTC & CB <sup>b</sup>
11	1	Hisey-1	8600 South Saran Drive	4119001800	CR-1	LACTC
12	2	Troxel 1	5107 Ocean Front Walk, MDR	4294006019	R3-1	LACTC

<sup>a</sup> LACTC: Los Angeles Coastal Transportation Corridor Element;

<sup>b</sup> CB: Coastal Bluffs Element

SOURCE: Chambers Group, 2000

The R3 zone is a multiple dwelling zone. Permitted uses include single-family dwellings, two-family dwellings, group dwellings, multiple dwellings, or apartment houses. R3-1 Medium Density Residential allows 24-40 dwelling units per gross acre.

The CR zone is a limited commercial zone. Permitted uses include churches, government-owned parks, public parking areas, any single- or two-family dwellings, apartment houses, mini-shopping centers, restaurants, and uses wholly conducted within an enclosed building such as a hotel, bank, or office. There is a six-story height limit in the CR zone. In addition, no merchandise is to be displayed, sold, or serviced and all activities are to be conducted wholly within an enclosed building.

## COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN

The Coastal Transportation Corridor (CTC) Specific Plan states that the “purpose of the Specific Plan is to mitigate transportation impacts generated by new commercial and industrial development and to provide a mechanism to fund specific transportation improvements due to transportation impacts generated by new development” (Los Angeles, 1993). The CTC states that single-family dwellings are exempt from the provisions of this area. Thus, 30 of the 34 lots located in Playa Del Rey would be exempt due to their R1-1 zoning and the nature of the presumed development (single-family dwelling).

One lot within the PDR area is zoned CR-1, Limited Commercial. The following CTC Plan policy applies to this lot only: “For projects generating 42 or fewer trips, the applicant shall make dedications/improvements and pay the Transportation Impact Assessment fee.” The lot in the MDR area is zoned R3-1, Multi-Family Residential. As no more than 15 units could be physically constructed on either of these lots, a traffic assessment is not required

## COASTAL BLUFFS SPECIFIC PLAN

Officials of the City and County of Los Angeles have a cooperative agreement to jointly prepare the Local Coastal Plan under conditions stated in the Coastal Commission approved work program (Los Angeles County, 1996). The group of two lots located near the 8600 block of Calabara Road, falls within the boundaries of Sub-area 1 of the Coastal Bluffs Specific Plan. The purpose of this plan is to protect, maintain, enhance, and where feasible, restore the overall quality of the coastal environment and its natural and cultural resources (City of Los Angeles, 1994). The lots with Sub-area 1 are zoned R1-1, Low Density Residential. The following regulations apply to the development of these lots:

- Maximum height of a building or structure shall not exceed 36 feet. On an upslope lot, height shall not exceed 45 feet. No project shall exceed 25 feet in height within 10 feet of the front lot line. Provisions from LAMC Section 12.21.1 B 3, which permits additional height, shall not apply to any single-family dwelling.
- Side yards for reverse corner lots where the width of the lot is 60 feet or greater shall not be less than 10 feet in width facing the public street.
- A project extending more than 6 feet above grade shall cover no more than 40% of the lot. For a project that is substandard as to width and area may cover no more than 45% of the lot.

## PLAYA VISTA SPECIFIC PLAN

The project area does not include any lots within the Playa Vista Specific Plan area.